

Warwick Historic District Commission

3275 Post Road
Warwick, Rhode Island 02886

**Meeting Agenda
City of Warwick
Historic District Commission**

Date: Wednesday, September 15, 2021
Time: 6:00 p.m.
Location: Buttonwoods Conference Room
Buttonwoods Annex Building
3027 West Shore Road
Warwick, RI 02886

Call to Order

Discussion and/or Action, and/or Vote will be taken on the following items:

**Continuation
Petition NO. 245-0025-2020
Residential
25 Colonial Avenue
Apponaug Village**

Project Scope

This is a continuation of the August 2021 Regularly Scheduled Meeting.

In August/September 2020 the Applicant's Contractor applied for permits for vinyl siding and a fiberglass door, the work was inadvertently completed prior to the issuance of the permit. The Contractor was not aware that the property was located within a Historic District until a violation letter was issued by the City's Building Inspector.

The Property Owner coordinated with Community Development and it has been determined that the property does not qualify for hardship status, and therefore, does not qualify for a vinyl installation.

The contractor's representative has been very responsive to the City's concerns and after the initial contact has worked with Planning Staff to address concerns regarding the installation of vinyl siding and door that did not meet the guidelines. Planning Staff coordinated with local vendors to determine if the installed product fell within the approvable guidelines, it did not. In lieu of a denial, the Contractor has provided an alternative siding and door that will meet the guidelines.

Planning Department Findings

The Planning Department finds that the existing single-family dwelling is listed in the City Tax Records as the Zachariah M. Andrews property a “cape-style” 1.5 story, gable structure constructed for Arthur and Alfred Verrieux in 1915.

Secretary of the Interior Standard of Review

Standard No. 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard No. 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard No. 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Standard No. 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

City of Warwick (HDC) Design Guidelines

Preserve Character Defining Features:

- Avoid removing or altering any historic material or significant and authentic architectural feature
- Original character-defining materials and details that contribute to the historic significance of the structure should be preserved whenever possible
- Rehabilitation work should not destroy the distinguishing character of the building and its setting.

Minimize Intervention, Repair Rather Than Replace:

- In the event replacement is necessary, the new material should match the historical material being replaced in design, texture, and other visual qualities.

Doors and Entrances:

- Maintain the historical character and orientation of the building entrance(s).
- The number, location and dimensions of original doors should be retained and preserved wherever possible. Repairing original doors is encouraged over replacement. The number and configuration of panels in a replacement door should be consistent with the architectural style of the building.

Petition NO. 245-0025-2021**Residential Solar
25 Colonial Avenue
Apponaug Village****Project Scope**

The Applicant is requesting a solar installation. The Applicant's representative has worked with the Planning Staff to address concerns regarding visibility from the street. This parcel fronts on a corner and has dual street frontage.

Planning Department Findings

The Planning Department finds that the existing single-family dwelling is listed in the City Tax Records as the Zachariah M. Andrews property a "cape-style" 1.5 story, gable structure constructed for Arthur and Alfred Verrieux in 1915.

Secretary of the Interior Standard of Review-Solar Technology

Standard No. 1: It is recommended to install a low-profile solar device on the historic building so that it is not visible or only minimally visible from the public right-of-way; for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right-of-way

Standard No. 2: It is recommended to install a solar device on a historic building in a manner that does not damage historic roofing material or negatively impact the building's historic character and is reversible

Standard No. 3: Installing solar roof panels horizontally – flat or parallel to the roof – to reduce visibility is recommended

City of Warwick (HDC) Design Guidelines

- Screen service equipment, including solar panels, wind turbines, satellite dishes, and trash containers from public view.
- The visual impact of mechanical and electrical equipment including, but *not* limited to telecommunications devices, satellite dishes, solar panels, and air handling units should be minimized. These devices may be better located on the ground in screened locations. Installing the associated electric equipment in the basement is the preferred option.

Petition NO. 246-0218-2021

Light Industrial
65 Centerville Road
Apponaug Village

Project Scope

The Applicant is before the Board for review and approval of proposed construction of a pedestrian bridge to connect the “upper” City Hall Annex parking to the “sawtooth” mill. Bridge details shall include handrail, stainless steel cables and wood decking. Site alterations and review includes the modifications to the existing lower and upper story window unit to allow for a new door and window and a small new canopy, consistent with the western elevation, at the second story elevation. Additional review shall include site lighting and include and footing details.

Planning Department Findings

The Planning Department finds that the Apponaug Walking Tour documents note the existing “sawtooth” building a part of several important mills in Apponaug, which included the Mircarter Fulling Mill of 1696, the Manchester Mill of 1809 and an 1815 mill owned by the Greene Family. In 1859 the site became the Oriental Print Works Company. The mills were reorganized in 1913 as the Apponaug Print Works/Apponaug Mill, which became the foremost, textile-finishing company in the country, being the first to produce wash-and-wear fabrics.

Secretary of the Interior Standard of Review

Standard No. 1: A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard No. 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided

Standard No. 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard No. 5: Distinctive features, finishes, and construction techniques or examples of craftsman-ship that characterize a historic property shall be preserved.

Standard No. 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

City of Warwick (HDC) Design Guidelines

Be Mindful of Change in Use

- New uses that require the least change to existing structures are encouraged.
- Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site.

Preserve Character Defining Features

- Avoid removing or altering any historic material or significant and authentic architectural features.
- Original character-defining materials and details that contribute to the historic significance of the building or structure should be preserved whenever feasible.
- Rehabilitation work should not destroy the distinguishing character of the building and its setting.
- Examples of historically significant architectural features are building cladding materials (decorative wood shingles, wooden clapboards); wooden doors, doorways and porches; wooden window frames, sash, and window trim; masonry walls and features; eave brackets, gable barge boards, and decorative railings and trim; as well as brick and stone chimneys. Other significant elements may be the overall building form, roof shape and materials, and finish.

Parking Areas and Driveways

- Larger parking areas may be divided into small components so that the visual impact of large paved areas is reduced. Use public parking.
- Plant buffers and rain gardens at the edges of the parking areas to absorb storm runoff.
- Include islands of planting and/or trees in the interior of parking areas.
- Side or rear locations are preferred for additional parking areas.

Petition No. 292-0448-2021

Residential

59 South Fair Street

Pawtuxet Village-National Register

Project Scope

The Applicant is before the Board with a request to open the front porch to address natural light and temperature regulation concerns. The open porch request is consistent with parcels within in the 200' and 400' radius for similar style bungalow design properties.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 108) lists the property as the Frederick Kempf or Fran E. Smith House, a 1.5 story, flank-gable asymmetrical house, with front roof flank extending to create a recessed corner entry porch; end-wall, small brick chimney, circa 1900-1917

Secretary of the Interior Standard of Review

Standard No. 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard No. 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided

Standard No. 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard No. 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard No. 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard No. 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard No. 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

City of Warwick (HDC) Design Guidelines

Common Repair/Replacement Issues

- Treating wood with a high-pressure application of chromated copper arsenate can protect against rot and insect damage, and can also prolong the life of paints, stains and water repellents.
- Pressure-treated lumber should be used when replacing wooden elements that are prone to decay, such as structural elements or those features that touch the ground.

Wood Trim and Ornament

- Maintain historic trim and ornament. Provide proper moisture control and drainage so that water is not allowed to stand in flat, horizontal surfaces, or accumulate on or in decorative features.
- Preserve existing trim and wooden architectural features such as (but not limited to) porch columns, balustrades, roof brackets, parapets, cornices, doorway enframements, window brackets and hoods, cupolas, and roof finials in places where they survive. Replace only if severely deteriorated and only with in-kind materials. Composite materials may be appropriate for duplication and replacement on a case by case basis if the feature is on an upper floor or roof, difficult to maintain, and severely deteriorated.
- Where original trim or ornament is missing, replace missing elements if possible with designs to match the original based upon historical documentation. Use original proportions for trim designs as templates for replacement work. Duplication of missing trim and ornament in composite materials may be considered, on a case by case basis, as in #32 above, if the element is on an upper floor or roof, or subject to repeated water splash and moisture intrusion.

Roofing and Gutter Systems

- Preserve roofs at their original pitch and configuration, including their historic structural and decorative components, e.g., roof boards, rafters, venting, ridge cresting, lightning arrestors, balustrades, raking cornices, cornice moldings, soffit treatments and brackets, drip edges, etc.
- Preserve the character of original roofing materials whenever possible. Where they currently exist, wood-shingled or slate roofs should be replaced with wood-shingled roofs, if possible. Asphalt shingles are appropriate as replacement in-kind for existing asphalt-shingled roofs now commonly found in the Brown Street area.
- Built-in gutters should be retained wherever possible, as they are character-defining features of certain architectural styles such as Greek Revival, Italianate and Mansard.

Meeting Minutes

Adjournment